

FOR LEASE

PRIME NEW DEVELOPMENT RETAIL

STONEFIELD
REAL ESTATE



106-06 QUEENS BOULEVARD

FOREST HILLS, NY 11375

» 469' TOTAL FRONTAGE » AUSTIN ST & QUEENS BLVD RETAIL CORRIDOR » EARLY TENANT DESIGN FLEXIBILITY » PROJECTED Q2 2030 DELIVERY



56,651
TOTAL RSF AVAILABLE

OPPORTUNITY HIGHLIGHTS

A NEW RETAIL DESTINATION IN PRIME FOREST HILLS

106-06 Queens Boulevard will introduce 56,651 RSF of divisible ground-floor and lower-level commercial space at the base of a planned 250+ unit luxury condominium development in prime Forest Hills. The offering includes 15,653 RSF along Queens Boulevard, 10,998 RSF along Austin Street and a 30,000 RSF lower level. The lower level may connect to either or both ground-floor premises and may be partitioned among multiple occupants, supporting a broad range of single-tenant and multi-tenant configurations. 469' of total frontage along Queens Boulevard, Austin Street and 69th Road further provides each ground-floor premises with substantial visibility and a distinct tenant identity.



1

56,651 RSF DIVISIBLE

The full offering may accommodate one tenant or multiple occupants through separate ground-floor premises and a lower level capable of multiple configurations.

2

469' OF TRIPLE-STREET FRONTAGE

469' of total frontage along Queens Boulevard, Austin Street and 69th Road provides three-street visibility, multiple corner conditions and distinct entrance and signage opportunities.

3

FLEXIBLE LOWER-LEVEL CONNECTIONS

The 30,000 RSF lower level, planned with approximately 20-foot ceilings, may connect to the Queens Boulevard premises and the Austin Street premises.

4

HIGH-IMPACT GROUND-FLOOR DESIGN

Approximately 16-foot ceilings, floor-to-ceiling glass frontage and prominent signage opportunities create a highly visible new-construction storefront environment.

5

MIXED-USE DEVELOPMENT WITH PARKING

The commercial premises will sit beneath planned luxury condominium residences, with a second-floor parking garage integrated into the development.

PRE-LEASING ADVANTAGE

DESIGN FLEXIBILITY BEFORE CONSTRUCTION ADVANCES

106-06 Queens Boulevard is being pre-leased while the development remains in design, allowing qualified tenants to evaluate footprint, circulation, frontage and infrastructure requirements before construction advances. The 56,651 RSF total offering includes two ground-floor premises and a divisible lower level, creating multiple configurations for one or more occupants.



SELECT THE RIGHT FOOTPRINT

Lease the Queens Boulevard premises, the Austin Street premises, or either ground-floor premises with lower-level space.



PLAN THE LOWER-LEVEL CONNECTION

The lower level may connect to the Queens Boulevard premises, the Austin Street premises, or both, and may be partitioned for multiple occupants.



COORDINATE CORE INFRASTRUCTURE

Evaluate elevator and stair access, electrical, HVAC, plumbing, signage and other use-specific requirements during the design process.



PRESERVE THE NEW-CONSTRUCTION ADVANTAGE

Coordinate layout and building systems before delivery rather than retrofitting an existing premises later.



THE 56,651 RSF TOTAL OFFERING INCLUDES
GROUND-FLOOR AND LOWER-LEVEL SPACE.

PROJECTED Q2 2030 DELIVERY

All configurations, connections, circulation, building systems, square footage and delivery timing are preliminary and subject to final plans.

LEASING OVERVIEW

SPACE	SIZE (RSF)	RENT	LEASE TYPE	FRONTAGE	CEILING HEIGHT
Queens Boulevard Retail	15,653 Divisible	Upon Request	Triple Net	140'	16'
Austin Street Retail	10,998 Divisible	Upon Request	Triple Net	113'	16'
Lower Level	30,000 Divisible	Upon Request	Triple Net		20'

ADDITIONAL RENT – TRIPLE NET



Projected Real Estate Taxes:
\$3.00 / RSF



Projected Building Operating Expenses:
\$2.00 / RSF



Utilities:
Separately Metered

PREMISES OVERVIEW



LOCATION

Queens Boulevard, 69th Road, and Austin Street in Forest Hills



BUILDING

Planned mixed-use development with luxury condominium residences above and a second-floor parking garage



SPACE TYPE

Ground-floor retail and lower-level commercial space



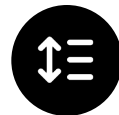
CONFIGURATION

56,651 RSF total, divisible for one or multiple occupants



FRONTAGE

Floor-to-ceiling glass along Queens Boulevard, 69th Road, and Austin Street



CEILING HEIGHT

Approximately 16 feet on the ground floor and 20 feet on the lower level



SIGNAGE

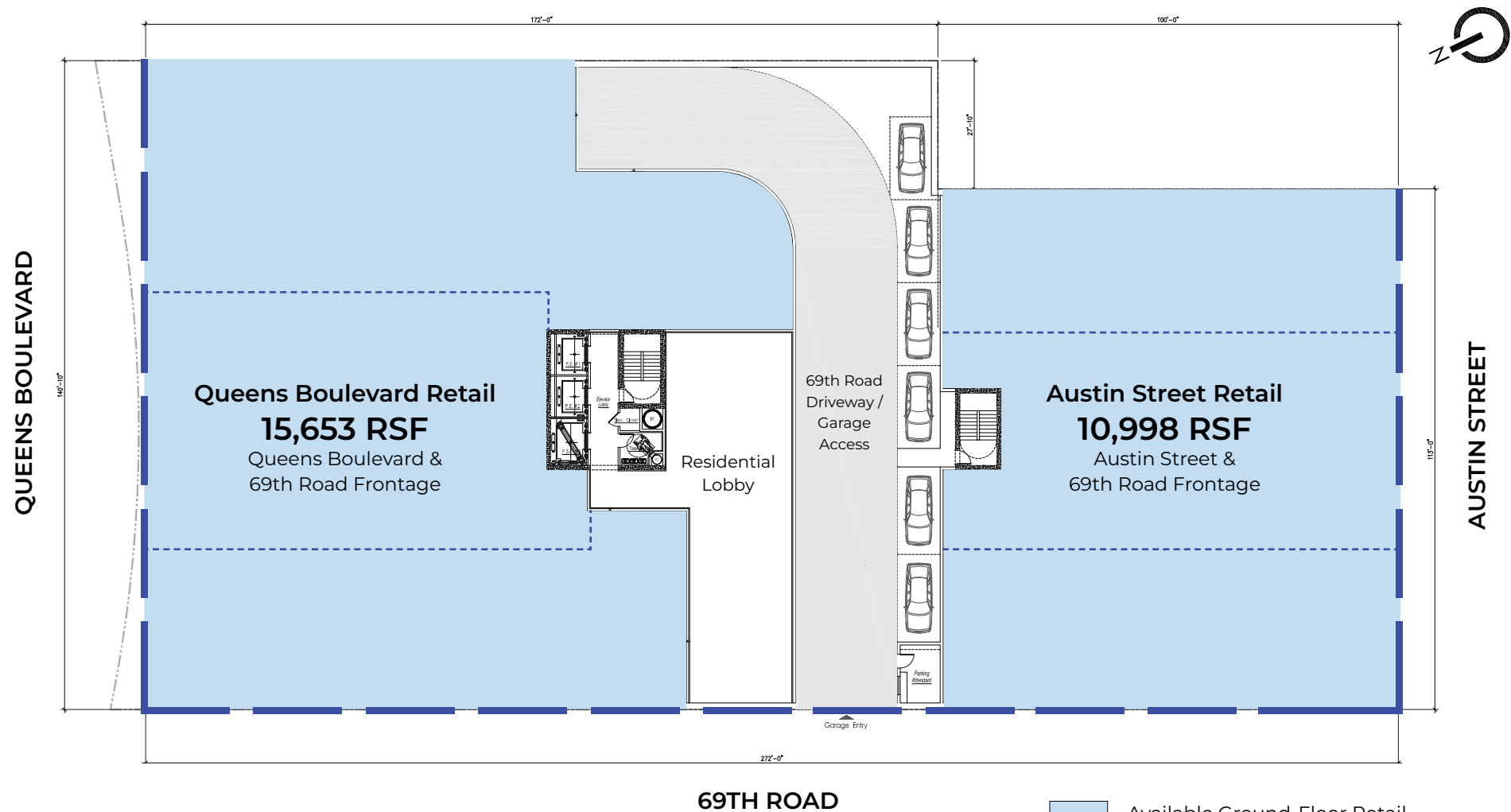
Prominent exterior building signage opportunities



LOWER-LEVEL ACCESS

Planned connections to either or both ground-floor premises, with dedicated elevator and staircase access

GROUND-FLOOR RETAIL PLAN



Either ground-floor premises may connect to the divisible 30,000 RSF lower level. The lower level may serve one or multiple occupants, subject to final design

All layouts, dimensions, square footage, frontage, access points, connections and configurations are approximate and subject to final plans

RETAIL MAP



DISCLAIMER

This Leasing Brochure is intended solely as a general summary of the property and the available leasing opportunity. It is not exhaustive and should not replace an independent investigation by any prospective tenant or its advisors. Stonefield Real Estate LLC and the property owner make no representations or warranties, express or implied, as to the accuracy or completeness of the information contained herein, including, without limitation, square footage, floor plans, zoning, permitted uses, building systems, condition, operating expenses, or suitability for any particular use. All information has been obtained from sources believed to be reliable but has not been independently verified. References to square footage are approximate. Prospective tenants are responsible for verifying all information and conducting their own due diligence. The landlord reserves the right to modify or withdraw the available space, change any proposed terms, or reject any proposal at any time without notice or obligation. Any lease transaction is subject to landlord approval and the execution of a mutually acceptable lease agreement.

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